

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 January 2026 23:54:58 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3191

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/01/2026 11:54 PM.

Application Summary

Address:	Land To The South Of Burleigh Lane Crawley Down West Sussex
Proposal:	Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.
Case Officer:	Rachel Richardson

[Click for further information](#)

Customer Details

Address:	Sideways Sandhill Lane Crawley Down
----------	-------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We would like to make a formal objection to this planning application for a number of reasons, as outlined below.

Impact on Sandhill Lane

Our concerns focus on the impact to Sandhill Lane, where we live, as there is no direct access to Burleigh Lane except up Sandhill Lane, and therefore all development work, additional traffic and additional residents directly affects both Lanes.

It is important to take into account that both Lanes are:

- Designated public footpaths - used by walkers, horse riders, families and dog walkers.
- Narrow with no designated passing points for vehicles - currently drivers have to pull into residents' driveways to allow oncoming traffic to pass.
- Privately owned, and maintained by the residents. The Sandhill Lane Residents Association (SLRA, www.slra.co.uk) manages this for Sandhill Lane to encourage and ensure that the cost of maintaining the lane is fair and reasonable.
- Surrounded by countryside and 'semi-rural'

1) Construction traffic

In order to prepare the site for plot access, there will need to be a considerable amount of digging for the removal of soil, and delivery of aggregates and concrete. As a consequence, this will require a considerable number of heavy equipment and large lorries. Although the road surface of Burleigh Lane is in a relatively good condition, Sandhill Lane is not, and the potholes and damage are especially bad at the entry point from Grange Road. We encourage the Council to come and look at this for context.

Sandhill Lane is not suitable for the very large number of heavy vehicles which will be required for this development to be built.

Additionally, because the properties will be individual self-build plots, we understand the construction phase will not take place at the same time, but will instead be extended over a longer period of time, presumably years, which will cause a long-term demand on the surface of Sandhill Lane and Burleigh Lane.

This extended period of construction work will add an additional risk to pedestrians, dog walkers, horse riders, and wildlife, which all use Sandhill Lane and Burleigh Lane on a daily basis.

2) Impact of eight additional households

Burleigh Lane currently has seven houses on it. This proposal is for an additional eight houses, bringing the total to 15 houses. This will more than double (a 114% increase) the number of properties on this lane and will fundamentally change the ruralness of both Burleigh Lane and Sandhill Lane.

We are also concerned that, if granted planning permission, this will add a large increase in traffic onto these small, quiet lanes and public footpaths. Sandhill Lane has 45 properties on it and Burleigh Lane has 7. Adding a further 8 is a 15% increase in

housing across both - and therefore a 15% increase in sustained domestic traffic, once new residents have moved in.

The additional traffic - both cars and deliveries - from eight additional houses will have a negative impact on Sandhill Lane alone by causing:

- Additional risk to current residents when walking. These include families with young children and elderly residents.
- Additional risk to walkers, dog walkers, horse riders, pets and wildlife.
- Additional wear and tear on Sandhill Lane (which is fixed and paid for by Sandhill Lane residents)
- The erosion of the rural, countryside feature of both lanes, which residents - and visitors - currently enjoy.

3) Erosion of the countryside / Location is outside the Built Up Area Boundary

This site lies outside the Crawley Down Built Up Area Boundary (BUAB), as shown in the Crawley Down Neighbourhood Plan (CDNP).

We are particularly concerned that this development, if given permission, would be the first development to cross over the line from the 'built up area' north of Burleigh Lane into the countryside to the south of Burleigh Lane. We are extremely concerned that this will set a precedent for building on green field sites in this area. This is something the CDNP is supposed to protect against.

The proposed eight houses would also detract from the openness and character of the area and would create 'urban sprawl' into the countryside.

Given that planning permission has also been granted by MSDC on the fields opposite this site (DM/25/1593 - 48 new houses on the north side of Burleigh Lane), if this application was also granted, these two areas of housing either side of Burleigh Lane would permanently ruin the countryside setting of both Burleigh Lane and Sandhill Lane.

4) Cesspit / Sewage solutions

The proposed cesspit option will result in additional long-term and regular heavy vehicles using both lanes to empty the cesspits once the properties are built.

The alternative sewage pipe option would mean this development is connected to the mains via Sandhill Lane. We know that the sewage pipes on Sandhill Lane are not the gold standard in terms

of capacity and we are therefore concerned that any issues that arise from these additions will not be contained to Burleigh Lane but will also impact Sandhill Lane and its residents.

5) Sustainability

The Planning Statement on the Planning Portal quotes Mid Sussex District Council (MSDC) as stating that this application "is considered unacceptable in principle" because "it is located outside the defined built-up area boundary" (4.2, page 8). It states that the "development needs to be considered in the context of the presumption in favour of sustainable development".

Despite the Ecological reports, it is unclear what these sustainable aspects are, especially in relation to protecting biodiversity.

Great Crested Newts (a protected species) have been spotted within 250m of this site only last year (2025). Records of these can be found in the The Sussex Biodiversity Records Centre, and the Amphibian and Reptile Conservation (ARC) Trust's records (irecord, Garden Dragon Watch and Record Pool).

There are also large numbers of deer that reside in and around Burleigh Lane. In addition, we have seen owls, bats, badgers, foxes and reptiles close to this site and are concerned about the impact of this development on these species and the biodiversity that currently exists in and around Sandhill Lane and Burleigh Lane.

Kind regards